



Wellington Way  
, Leighton Buzzard, LU7 3BY

Price £400,000



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QUARTERS

YOUR NEXT MOVE



# Wellington Way

, Leighton Buzzard, LU7 3BY

\*\*\* VIEWINGS TO COMMENCE SATURDAY 5TH OCTOBER 2024 \*\*\*

Quarters are delighted to offer for sale this extended three bedroom semi detached family home located on the popular Heath Meadows development. The property is presented to the market in immaculate order with accommodation comprising: Entrance hallway, cloakroom/WC, extended lounge open to the dining room, kitchen/breakfast room, converted garage to create an extra bonus room, three bedrooms (master with ensuite & dressing area) and a family bathroom. Additional benefits include double glazing, gas heating, generous garden and driveway parking. Viewing is highly recommended.

## Location

Heath Meadows is a modern designed development which has green space and park areas in the immediate vicinity. The well proportionate properties serve well for growing families and lend themselves to modern open space living. The centre of Leighton Buzzard is a short walk away as well as a variety of popular schools and local conveniences. There are plenty of road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

## Ground Floor

Enter via the composite front door into the spacious decorated hallway which has laminated flooring throughout. The hallway provides access to the nicely decorated cloakroom/WC which is situated under the stairs with full ceiling height. The hallway also includes a low level under stairs storage cupboard, and doors to the kitchen/breakfast room and lounge dining area. The kitchen has a fitted breakfast bar, and integrated appliances include fridge freezer, washing machine, oven and gas hob with hood over. The kitchen also has ample worktop space and a range of wall and base level units. The generous lounge is bright and spacious, and largely benefits from a lower level extension to the rear which brings light flooding into the space from the double glazed Velux windows, patio doors and windows. The dining area is well situated to take in pleasant views of the rear garden. The former garage has been converted by the current owners to create a garden room/additional reception room, and is accessed via the garden. There is electricity, light and radiator heating in this space. To the front of the property, the remainder of the former garage is used as a store.







### First Floor

Leading from the landing this floor has access to a good sized double bedroom with built in wardrobes, a family bathroom with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with a waterfall shower head over. There is also a single bedroom on this floor. The landing space has a double glazed window at the far end which bounces light back through the space.

### Second Floor

The stairs lead into the master suite which encompasses the entire floor space. The bedroom is bright and spacious with two large Velux windows bring in plenty of light. There is a dressing area with fitted wardrobes and an airing cupboard, and this leads into the roomy en-suite shower room.

### Outside

To the front of the property there is a path to the front door, neat shrubbery, and a driveway which extends to accommodate 2/3 cars. To the rear of the property is a generous landscaped garden with paved patio area and remainder laid mainly to lawn. From the patio is a door to the garden room.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1407 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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